

CERTIFICATE OF DEDICATION:
WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT
WE ARE THE SOLE OWNERS OF THE HEREON PLATTED
PROPERTY AND HAVE CAUSED SAID PROPERTY TO BE
SURVEYED AND PLATTED AND DO HEREBY DEDICATE
ALL UTILITY EASEMENTS TO THE PUBLIC FOR THE
INSTALLATION OF UTILITIES.

OWNER _____ DATE _____
STATE OF _____
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME THIS
DAY OF _____, 2015.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CITY OF ROGERS ACCEPTANCE:
APPROVED FOR RECORDING BY THE CITY OF ROGERS,
ARKANSAS, THIS _____ DAY OF _____ 2015.

ROGERS PLANNING DEPT. _____ DATE _____
MAYOR _____ DATE _____
CITY CLERK _____ DATE _____

SUBJECT PROPERTY OWNER:
1)BIG FAM LLC
303 SUNSET RIDGE AVE
CAVE SPRINGS AR 72718-8439
PARCEL #02-22774-000

PROPERTY ZONED:
R-O

BUILDING SETBACKS:
FRONT WITH PARKING 50'
FRONT W/O PARKING 30'
SIDE (INTERIOR) 10'
SIDE (EXTERIOR) 25'
REAR 25'

FIELD WORK:
09/23/15

BASIS OF BEARING:
ARKANSAS STATE PLANE COORDINATES
NORTH ZONE

REFERENCE DOCUMENTS:
1) FINAL PLAT OF PINNACLE HILLS OFFICE PARK, FILE
IN PLAT BOOK 2014 AT PAGE 644
2) LOT LINE ADJUSTMENT PLAT OF PINNACLE HILLS
OFFICE PARK, FILED IN PLAT BOOK 2014 AT PAGE 664
3) WARRANTY DEED FILED IN BOOK 2014 AT PAGE
49148
4) TITLE INSURANCE COMMITMENT PER FIDELITY
NATIONAL TITLE INSURANCE COMPANY FILE
No.15-4158

SURVEY DESCRIPTION:

OVERALL SURVEY DESCRIPTION:
LOT 5A, PINNACLE HILLS OFFICE PARK, AS SHOWN ON LOT LINE ADJUSTMENT PLAT OF LOTS 3 AND 5, PLAT BOOK 2014 AT PAGE 664, AMENDING FINAL PLAT OF PINNACLE HILLS OFFICE PARK, PLAT BOOK, 2014 AT PAGE 422, ALL AMONG THE RECORDS OF THE CIRCUIT CLERK OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 5A AND RUNNING THENCE S87°31'02"E 341.31' TO AN EXISTING REBAR, THENCE S03°04'08"W 516.27', THENCE N86°56'02"W 337.45', THENCE N02°38'24"E 512.81' TO THE POINT OF BEGINNING, CONTAINING 4.01 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

TRACT 1:
A PART OF LOT 5A OF PINNACLE HILLS OFFICE PARK, AS SHOWN ON LOT LINE ADJUSTMENT PLAT OF LOTS 3 AND 5, PLAT BOOK 2014 AT PAGE 664, AMENDING FINAL PLAT OF PINNACLE HILLS OFFICE PARK, PLAT BOOK, 2014 AT PAGE 422, ALL AMONG THE RECORDS OF THE CIRCUIT CLERK OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 5A AND RUNNING THENCE S87°31'02"E 341.31' TO AN EXISTING REBAR, THENCE S03°04'08"W 243.48', THENCE N86°55'52"W 339.49', THENCE N02°38'24"E 240.00' TO THE POINT OF BEGINNING, CONTAINING 1.89 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

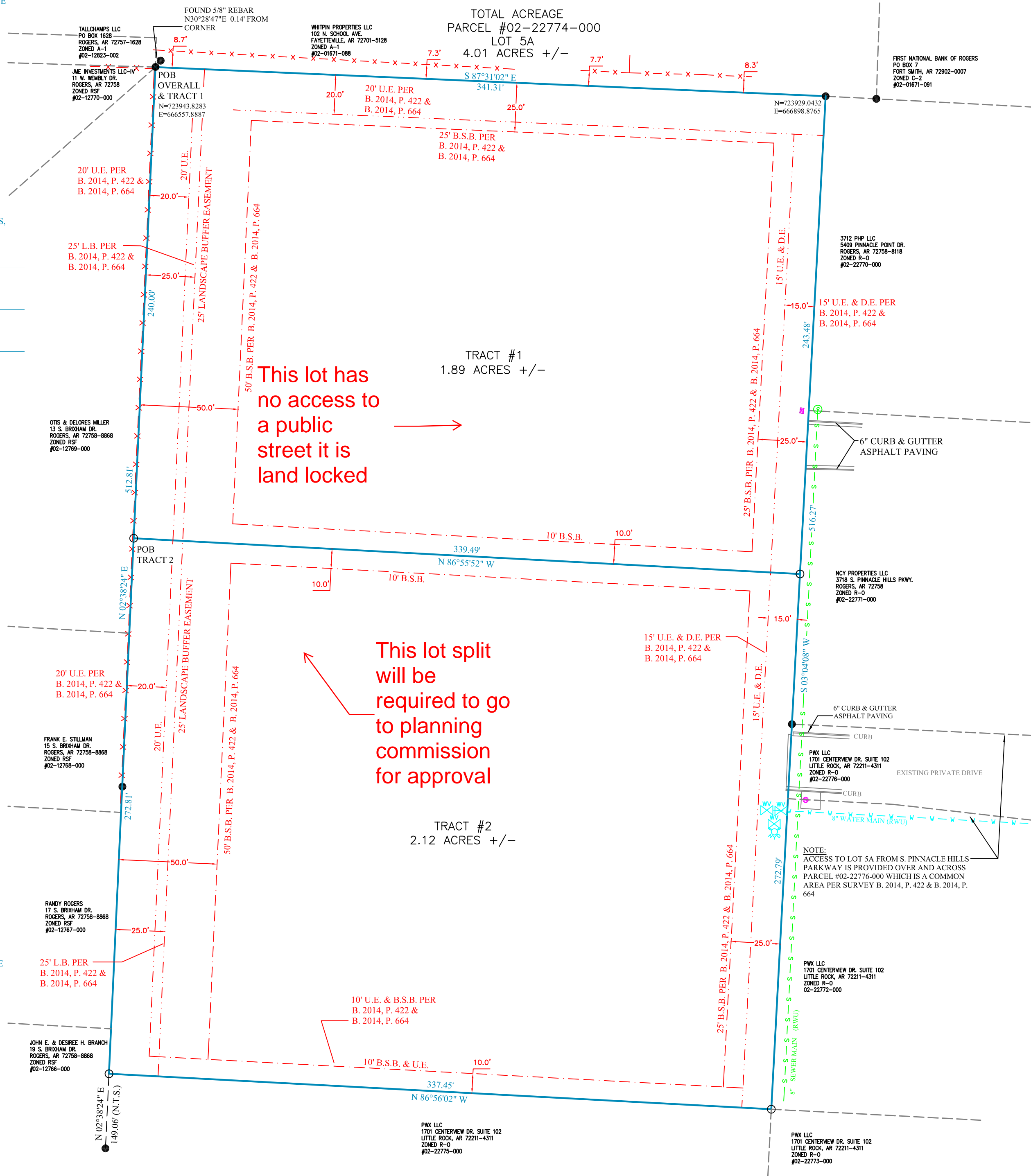
TRACT 2:
A PART OF LOT 5A OF PINNACLE HILLS OFFICE PARK, AS SHOWN ON LOT LINE ADJUSTMENT PLAT OF LOTS 3 AND 5, PLAT BOOK 2014 AT PAGE 664, AMENDING FINAL PLAT OF PINNACLE HILLS OFFICE PARK, PLAT BOOK, 2014 AT PAGE 422, ALL AMONG THE RECORDS OF THE CIRCUIT CLERK OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT WHICH IS S02°38'24"W 240.00' FROM AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 5A AND RUNNING THENCE S86°55'52"E 339.49', THENCE S03°04'08"W 272.79', THENCE N86°56'02"W 337.45', THENCE N02°38'24"E 272.81' TO THE POINT OF BEGINNING, CONTAINING 2.12 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD
ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL
FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP
FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL
#05007C0265K. DATED JUNE 5, 2012)

NOTE:
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM
OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES .
ALL UTILITY LINES APPEARING ON THIS PLAT , AS WELL AS
THOSE THAT MAY EXIST UNDERGROUND NEED TO BE
VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION .
SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT
SHOWN ON THIS PLAT.

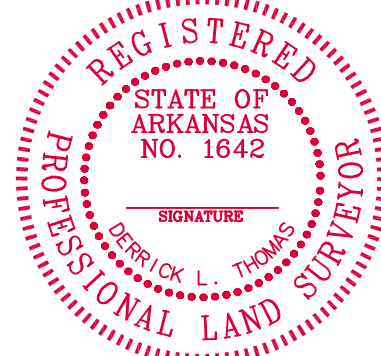
LOT SPLIT

TOTAL ACREAGE
PARCEL #02-22774-000
LOT 5A
4.01 ACRES +/-



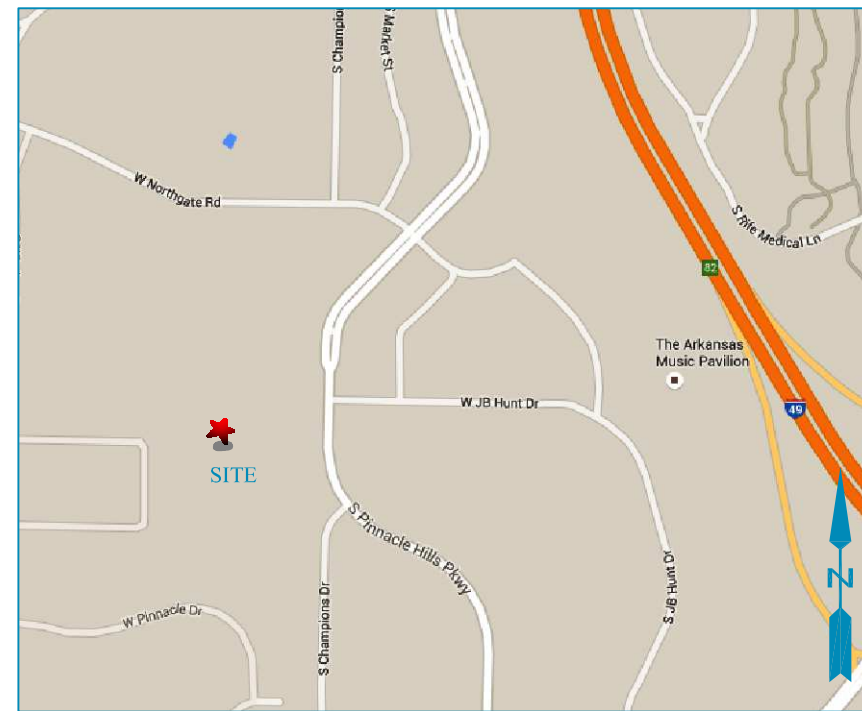
GRAPHIC SCALE (IN FEET)
1 Inch = 40ft.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 23rd DAY OF SEPTEMBER, 2015.



IF THE SIGNATURE ON THIS SEAL IS NOT AN
ORIGINAL AND NOT BLUE IN COLOR
THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY
HAVE BEEN ALTERED. THE ABOVE CERTIFICATION
SHALL NOT APPLY TO ANY COPY THAT DOES NOT
BEAR AN ORIGINAL SEAL AND SIGNATURE.

VICINITY MAP

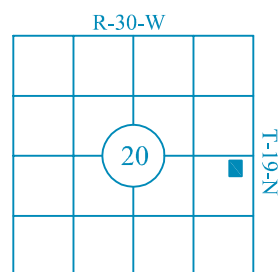


VICINITY MAP NOT TO SCALE

FOR USE AND BENEFIT OF:
PRIMROSE SCHOOL
FRANCHISING COMPANY
ADDRESS:
3724 PINNACLE HILLS
ROGERS, ARKANSAS
DATE: 12/1/15 SCALE: 1"=40'
LOCATION: LOT 5
PINNACLE HILLS
OFFICE PARK
SURVEYED: _____ DRAFTED: _____
UN _____ BW _____
REVIEWED: DT

Bates & Associates, Inc.
Civil Engineering-Land Surveying-Landscape Architecture
2230 S. Pleasant Ridge Dr. - Fayetteville, Arkansas 72704 - 479.442.9350 - Fax 479.521.9350
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investigation for easements of record, encroachments, restrictive covenants, ownership title
evidence, or any other fact which a complete and accurate title search may disclose. Any flood
statement provided on this plat is for information only and Bates & Associates, Inc. assumes no
liability for the correctness of the hereon cited maps, furthermore the above statement does not
represent the opinion of Bates & Associates, Inc. of the probability of flooding.

Location Map:

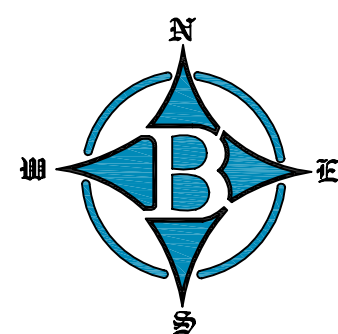


LEGEND:

THESE STANDARD SYMBOLS WILL
BE FOUND IN THE DRAWING.

WATER LINE
SEWER LINE
FENCE
BUILDING SETBACK
UTILITY EASEMENT
BOUNDARY LINE (MEASURED)
PARCEL LINE (EXISTING)

FOUND 5/8" REBAR/CAP
SET 5/8" REBAR/CAP
COMPUTED POINT
ELECTRICAL BOX
FIRE HYDRANT
STORM SEWER MH
SANITARY SEWER MH
WATER VALVE



RECORDING NUMBER/DATE